

Grantham - Land at Springfield Road, Lincolnshire NG31 7BQ  
Freehold Land with Development Potential



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Grantham - Land at Springfield Road, Lincolnshire NG31 7BQ

## Freehold Land with Development Potential



### Investment Consideration:

- Purchase Price: £900,000
- Vacant possession
- VAT is applicable to this property
- Comprises plot of land (c. 3.9 acres)
- Site considered suitable for social housing, residential or light industrial schemes
- Prime development area on brownfield land
- Phase I & II ground investigation survey reports available on request
- Potential access to the Brownfield Land Release fund via application
- Situated within 0.4 miles (10 min walk) from Grantham Train Station providing direct services to London Kings Cross, Nottingham, Leeds, Manchester, Hull, Norwich and more.
- Retail occupiers within short walk include M&S Simply Food, McDonalds, Sainsbury`s, Halfords, B&Q and Farmfoods, amongst others.



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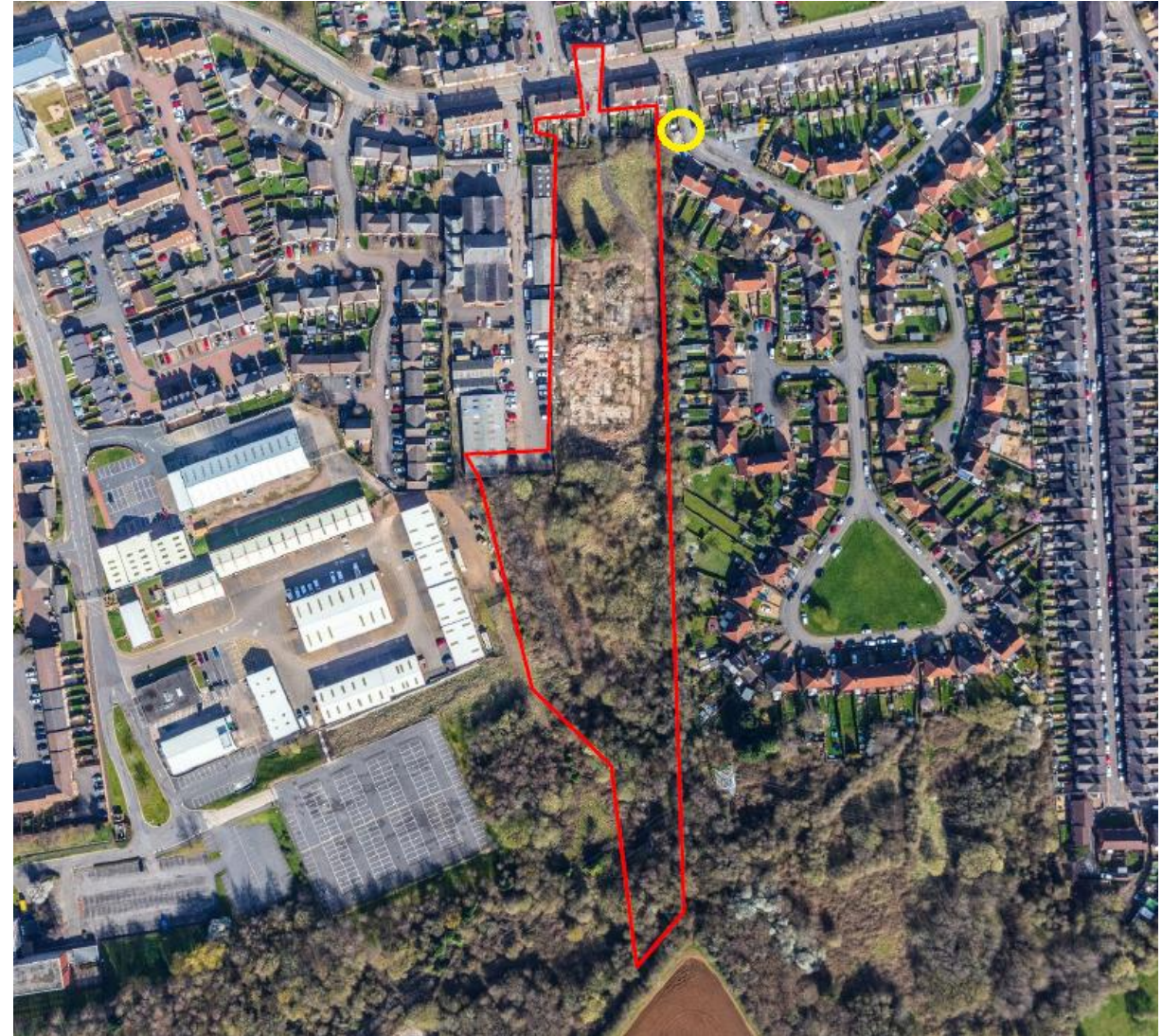


### Property Description:

Comprises vacant plot of land (c. 3.9 acres) accessed from Springfield Road. The site has been cleared of derelict buildings and is considered suitable for social housing, residential or light industrial schemes.

### Development Potential:

Initial discussions with SKDC indicate support for a housing scheme. Feasibility studies indicate potential for a minimum of 60 houses. Opportunity to acquire a residential property at 112 Walton Gardens (indicated on photograph by a yellow circle) to widen accessway to the side.



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### South Kesteven District Council:

The South Kesteven District Council (SKDC) serves a diverse area in Lincolnshire, England, encompassing Grantham, Bourne, Stamford, and surrounding villages. It provides a range of essential services and functions for its residents and businesses.

- Aiming to deliver 12,000 new homes across the district by 2036, focusing on a mix of affordable and market housing to cater to diverse needs.
- Helping first-time buyers through schemes like shared ownership and Help to Buy.
- Implementing strategies to reduce homelessness and support vulnerable individuals and families.
- Investing in existing housing stock through renovation, energy efficiency upgrades, and accessibility improvements.
- Encouraging sustainable housing practices through eco-friendly design, renewable energy integration, and green spaces.



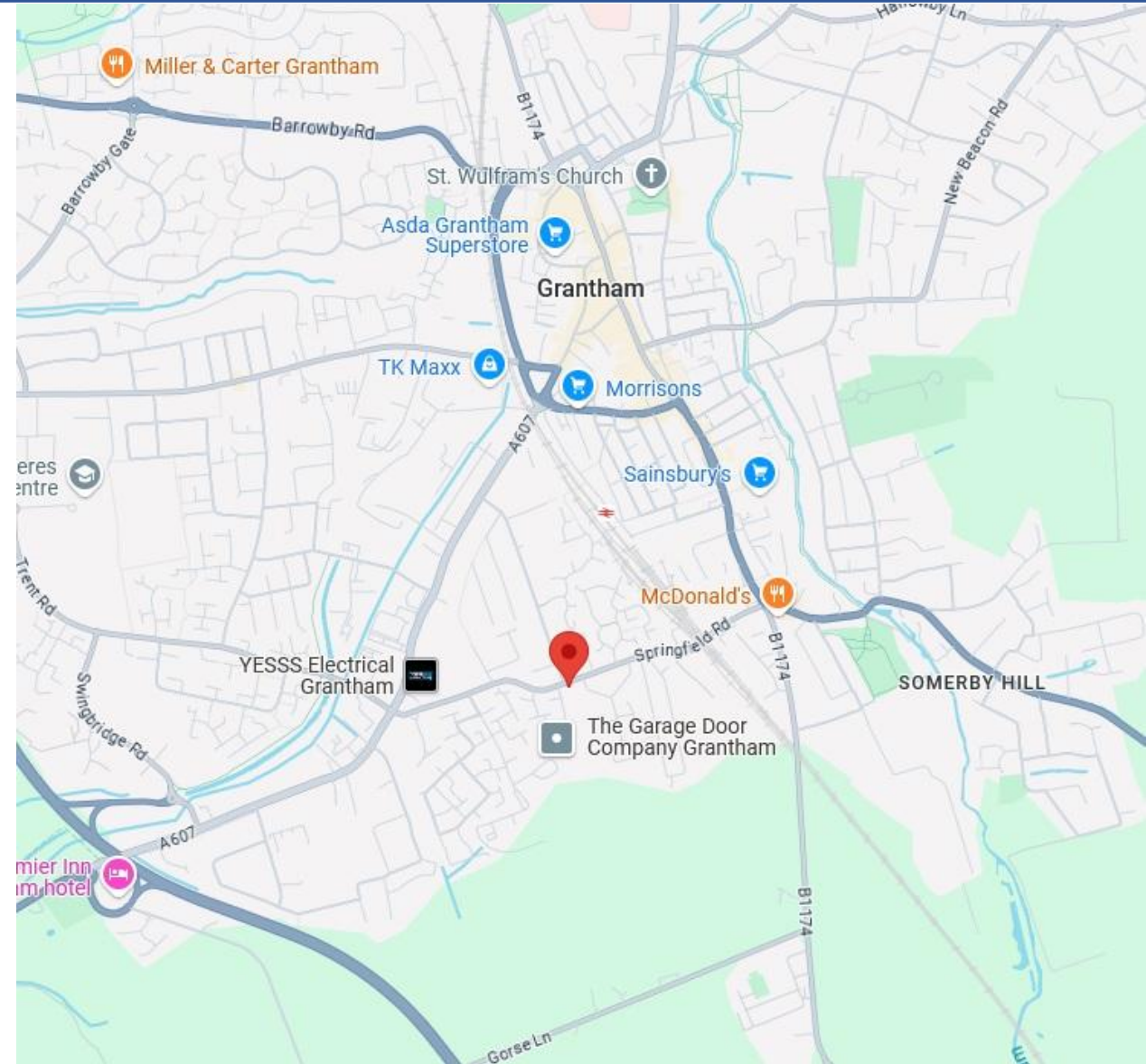
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### Location:

Grantham occupies a premier position in the East Midlands, offering seamless connectivity and accessibility. The A1 road and East Coast Main Line, a major junction station, provide effortless travel east and west, solidifying Grantham's role as a true transportation hub. The property is situated within 0.4 miles (10 min walk) from Grantham Train Station which is a key interchange on the East Coast Main Line, offers direct services to London Kings Cross, Nottingham, Leeds, Manchester, Hull, and Norwich, among other destinations. Retail occupiers within short walk include M&S Simply Food, McDonalds, Sainsbury's, Halfords, B&Q and Farmfoods, amongst others.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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